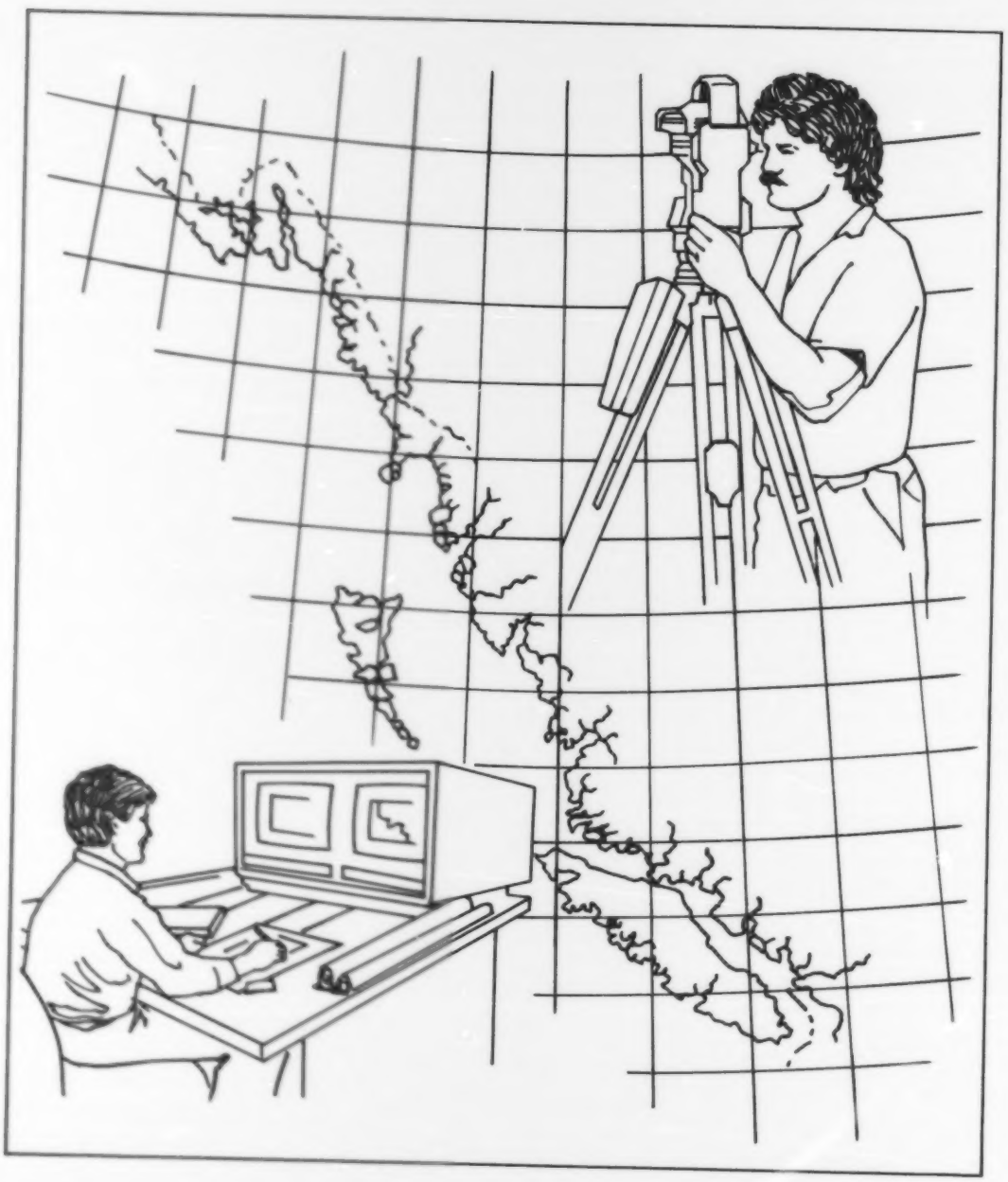
LAND SURVEYS

Descriptions of Land



Province of British Columbia

Ministry of Forests and Lands

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DESCRIPTIONS OF LAND

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Descriptions of Land

INDEX

		Page
Part I	— Descriptions of whole lots or sections originally surveyed	5
Part II	— Descriptions from plans deposited in Land Title Offices	16
Part III	— Metes and bounds descriptions which, with concurrence of a registrar, may lead to title	17
Part IV	— Metes and bounds descriptions of large tracts of land for administrative purposes, and not usually for transfer of title	20
Part V	— Descriptions of mineral claims and 2 post claims	24

Preface

This publication provides guidelines for the writing and interpretation of legal descriptions. The sample descriptions illustrate formats which are in general use. However, it is important to note that any legal description leading to title must be acceptable to the registrar in the Land Title Office where the description is to be registered.

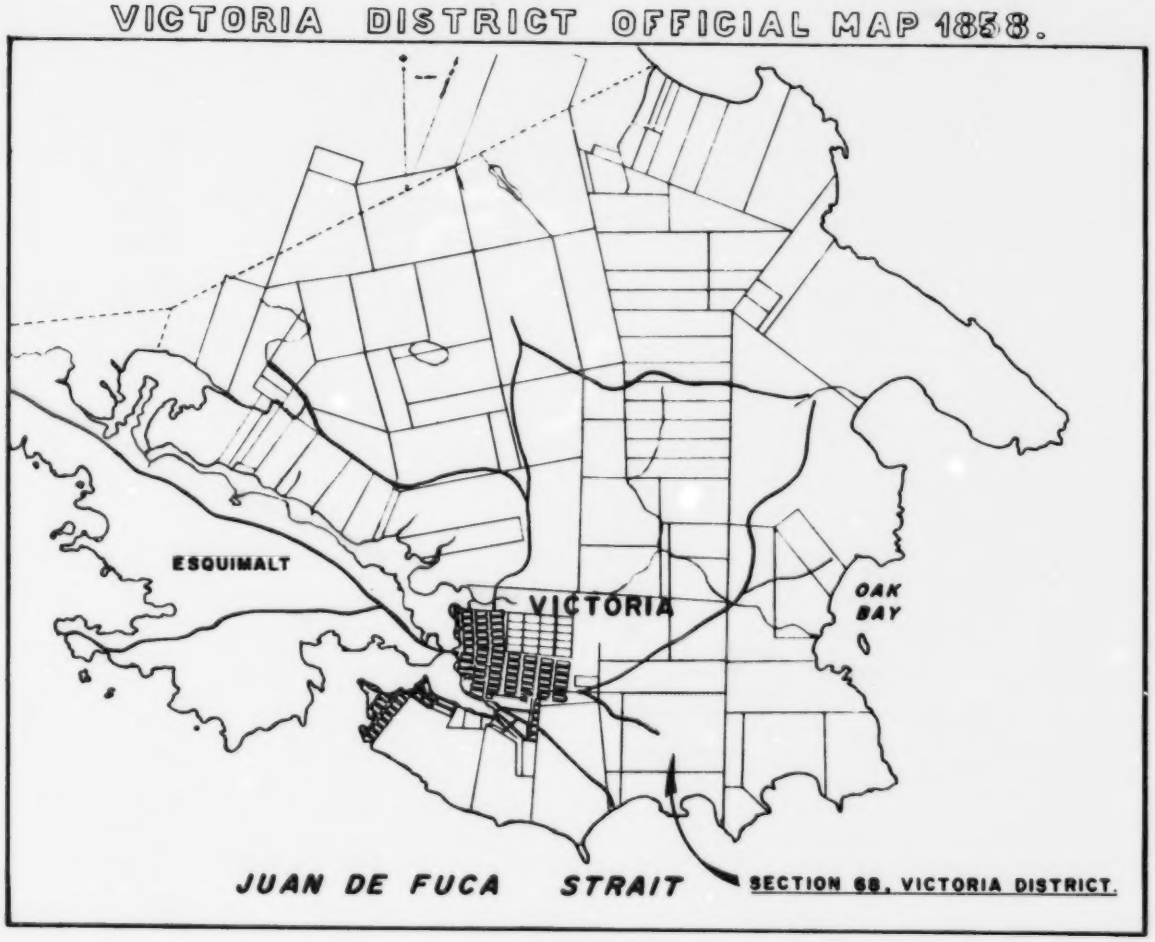
Part I — Descriptions of whole lots or sections originally surveyed

William A. Taylor lists the nine survey systems in British Columbia in the booklet, *"Survey Systems within the Crown Domain."* Illustrations from this booklet are used here to give examples of the legal description of a basic parcel from each system. These are simple descriptions of whole lots or sections as originally surveyed. Description examples are provided later of portions of these basic parcels, whether created by subdivision survey as aliquot parts (equal fractions of the whole) or by metes and bounds description (boundaries or limits of a tract of land.)

1. The first survey system, illustrated on Plate 1, shows the original layout of allotments in the Victoria District. A legal description of the stippled or shaded area is: *"Section 68, Victoria District."*

   NOTE: In greater Victoria and other areas of the province, the Land Title Office has developed special wording for legal descriptions based on certain, older, registered plans. Such descriptions cannot be covered in a general treatise, such as this, but must be prepared as required by the registrar.

PLATE 1



2. Plate 2 illustrates the Somenos Land District, which was laid out in sections and ranges similar to several other land districts on Vancouver Island. The description of the sample, in this case, is: *"Section 2, Range 2, Somenos District."* A variation of this system is shown on Plate 2A. Here the survey was laid out to suit the local topography, but the legal descriptions of the sections are in the same form: *"Section _____, Range 2, _____ District."*

PLATE 2

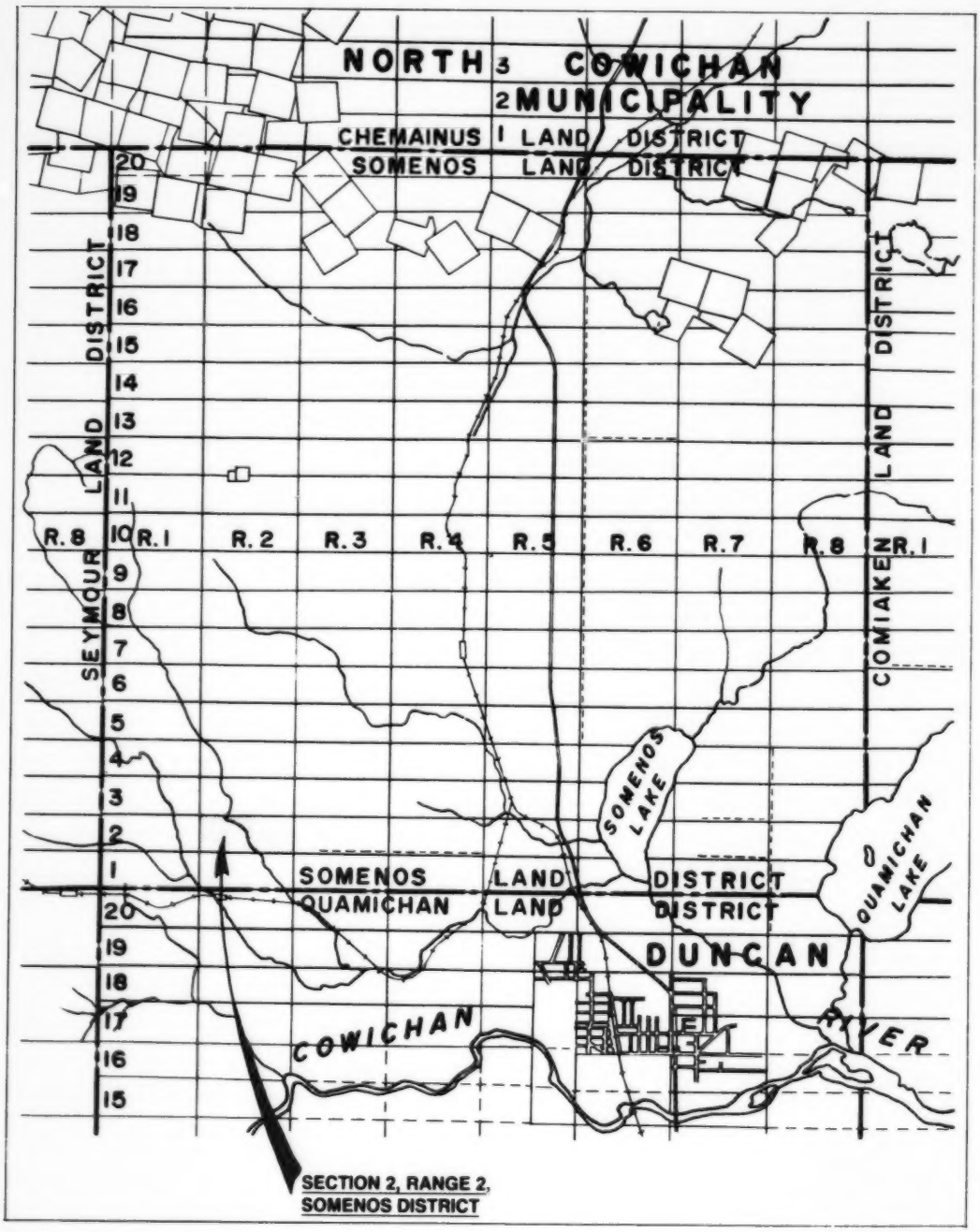
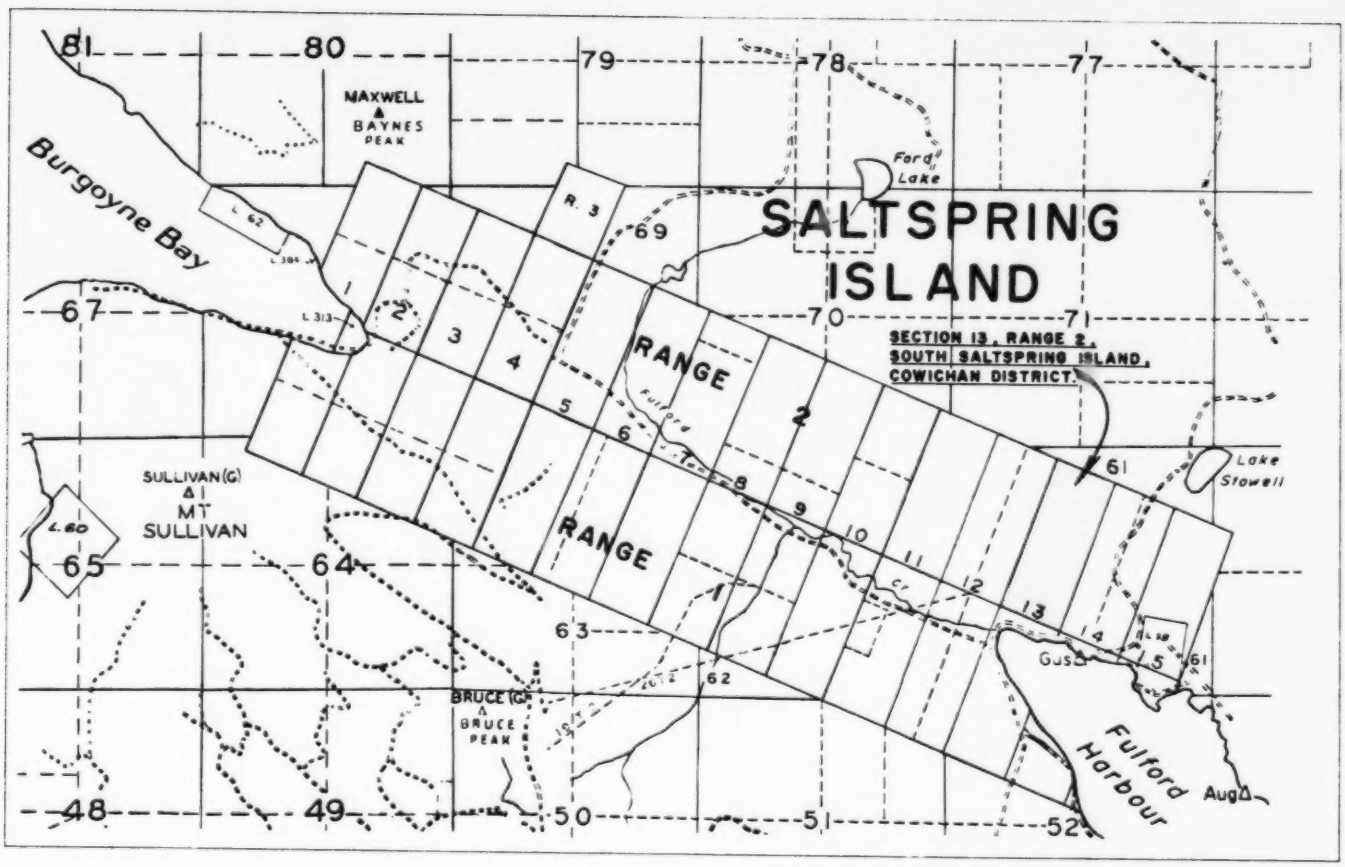


PLATE 2A


SALTSPRING ISLAND
SECTION 13, RANGE 2, SOUTH SALTSPRING ISLAND, COWICHAN DISTRICT.
Burgoyne Bay
MAXWELL
BAYNES PEAK
SULLIVAN(G)
MT SULLIVAN
BRUCE(G)
BRUCE PEAK
Ford's Lake
Lake Stowell
Fulford Harbour
Aug
RANGE 2
RANGE 1
R. 3
L. 62
L. 394
L. 313
L. 60
L. 18
Gus
81
80
79
78
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67
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51
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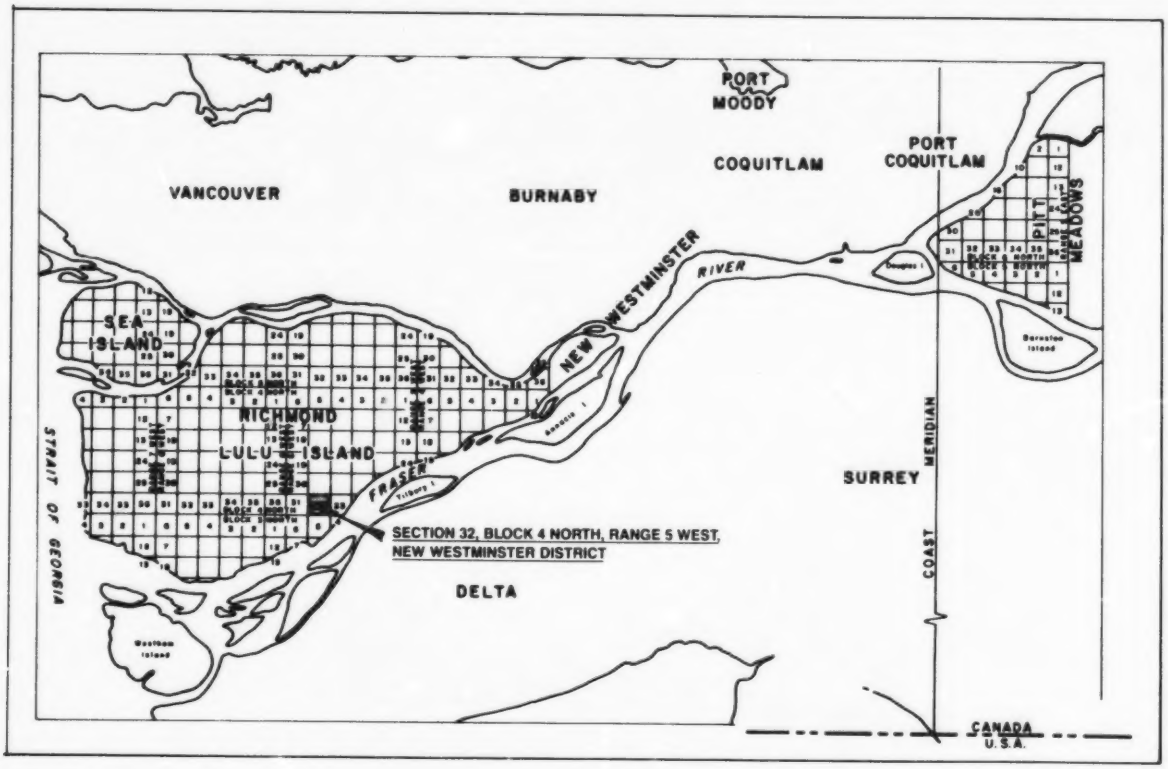
3. The survey system shown on Plate 3 consists of blocks of 36 sections. Each section contains approximately 160 acres (64.75 hectares) instead of the usual 640 acres (259 hectares). The blocks are referenced east and west of the coast meridian, and north of the 49th parallel. Note that the numbering of the sections is opposite to that in the more familiar 'Dominion Township System,' referred to later.

An example of a legal description of a section from Plate 3 is: *"Section 32, Block 4 North, Range 5 West, New Westminster District."* (Note that the meridian is not identified in the description nor is the land district name qualified by a 'group' number.)

PLATE 3

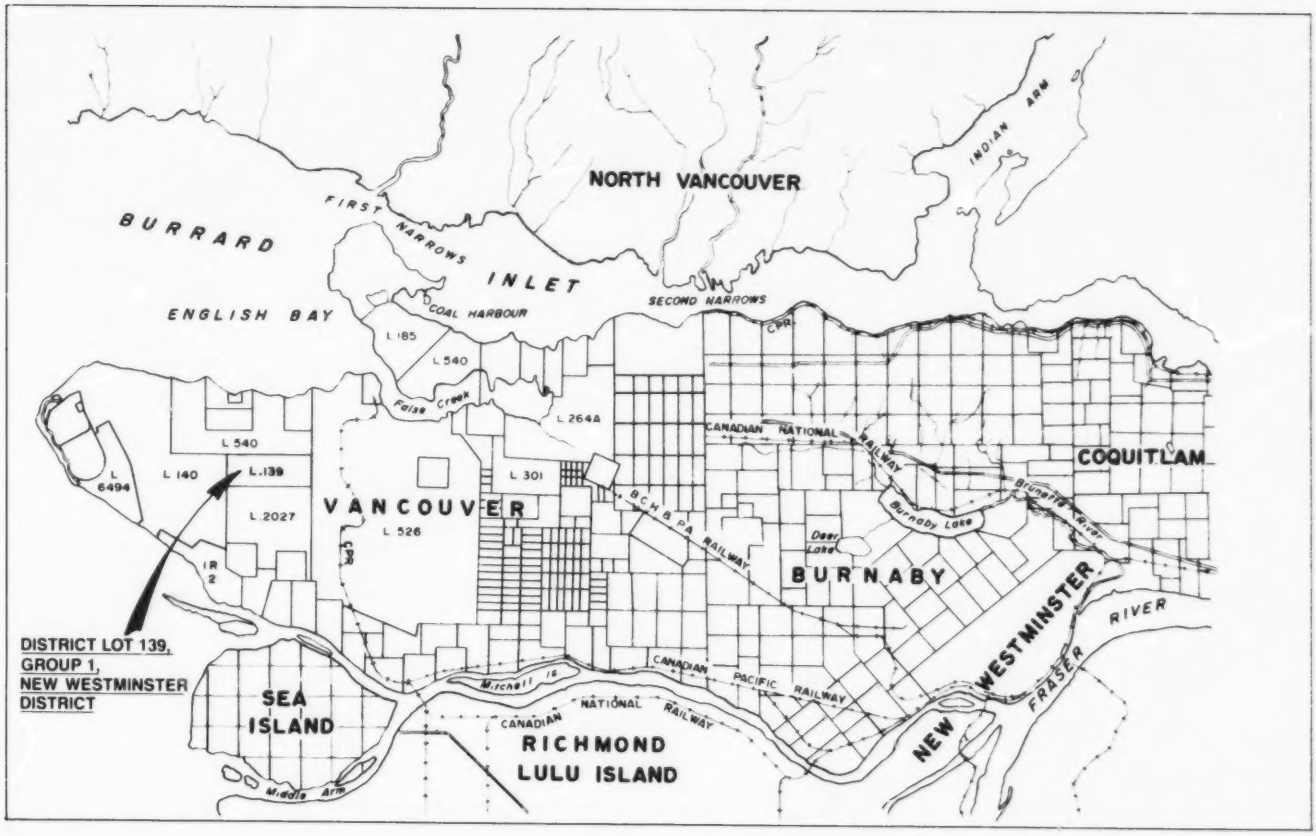


4. Plate 4 illustrates a 'District Lot' system, where irregularly sized district lots are divided into groups.

   The description of the shaded area is: *"District Lot 139, Group 1, New Westminster District."*

NOTE: New Westminster Land District lots are divided into three 'groups.' Generally Group 1 lots lie north of the Fraser River, and Group 2 lots to the south. The small number of lots in Group 3 lie mainly near Mission City.

PLATE 4

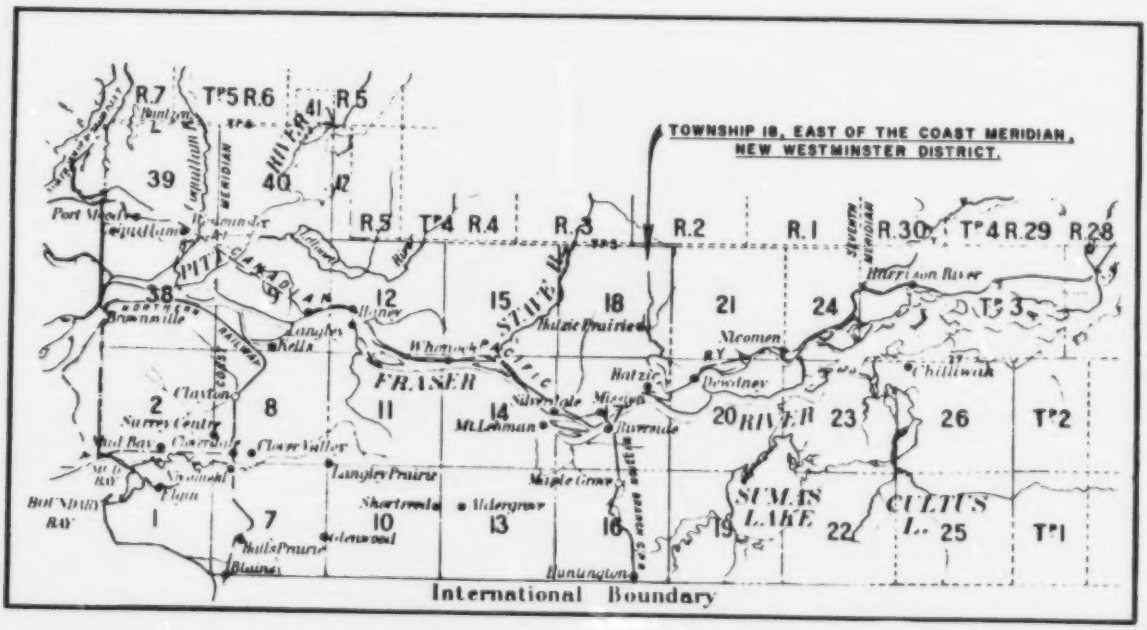


5. The "Fifth System of Survey," illustrated on Plate 5, was used by the province to survey certain lands within the railway belt prior to the transfer of the belt to the Crown Dominion. This system is confined to the area shown on the plate, and the townships were numbered, and described as lying east or west of the coast meridian.

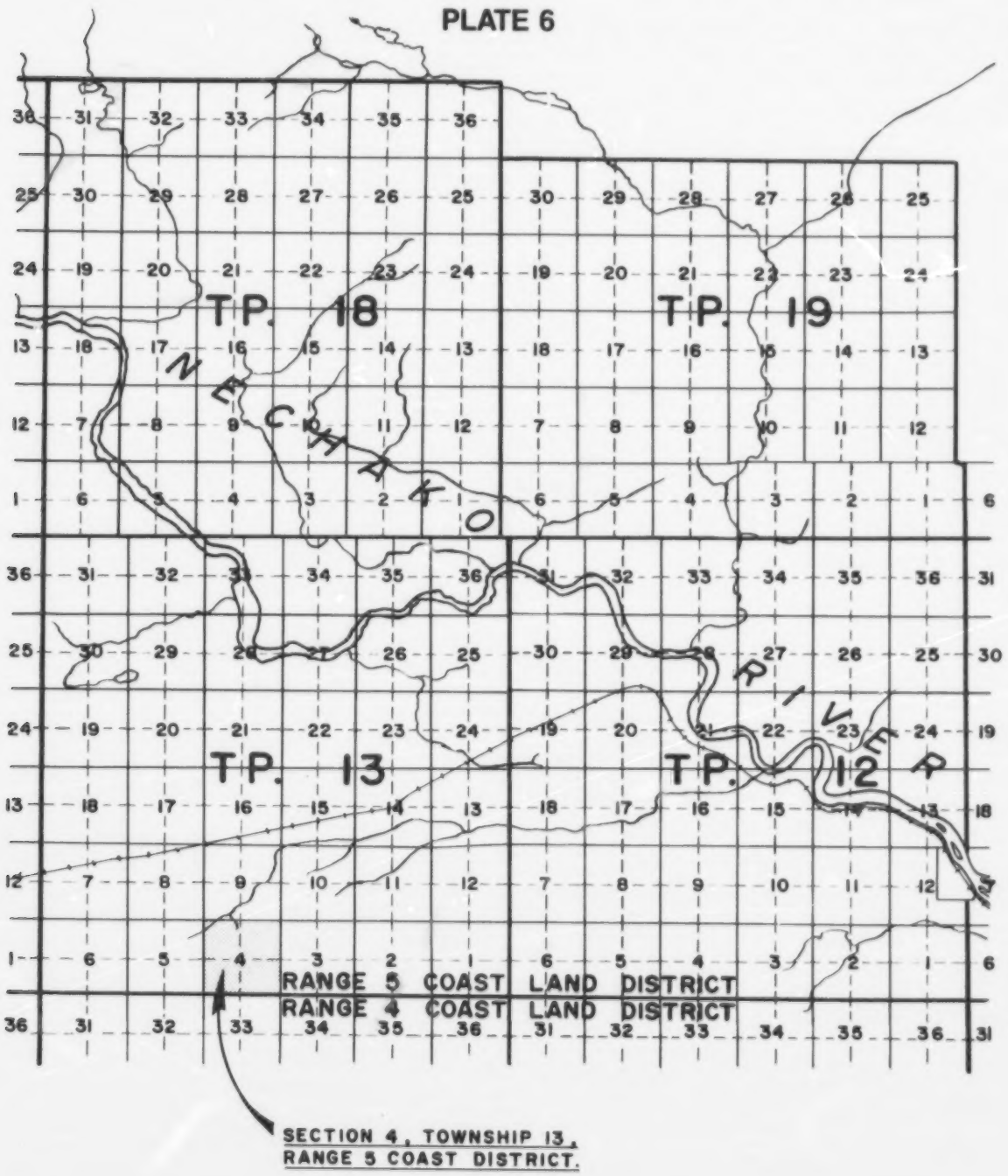
   When the railway belt was transferred to the Crown, plans of the type used for the 'Dominion Township System' were produced for these townships, and were "approved and confirmed" by the surveyor general in Ottawa. in some instances an entire township is on one plan, while in others, for reasons of clarity, the scale is doubled and the township is divided into quarters. As multiple editions of some of these plans were produced, it is necessary, when using one as a basis for legal descriptions, to identify the plan by date of confirmation as follows: *"Section 16, Township 18, East of the Coast Meridian, New Westminster District, as shown on a plan of the Southwest Quarter of said Township, dated May 28, 1912."*

PLATE 5

MAP
SHOWING THE BOUNDARIES OF THE
FIFTH SYSTEM OF SURVEY
IN THE
PROVINCE OF BRITISH COLUMBIA

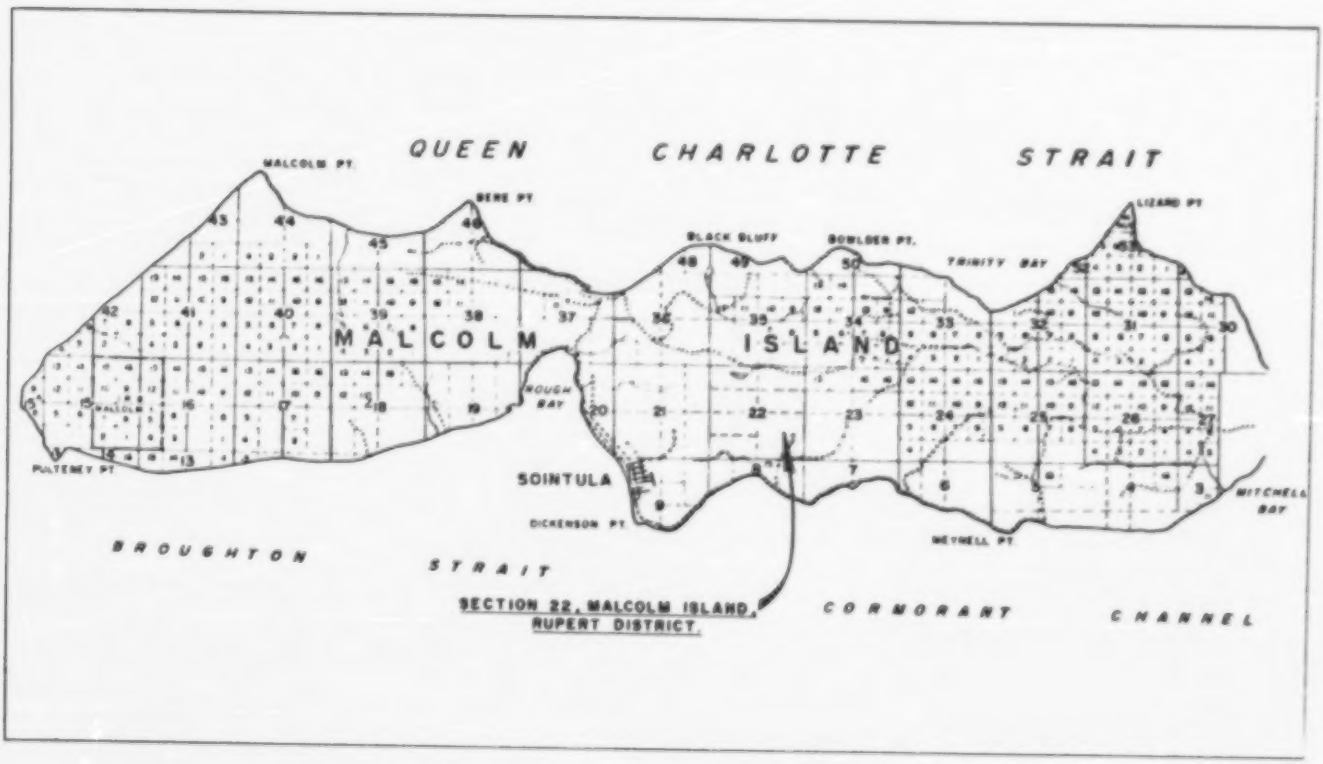


6. Plate 6 gives an example of a 'Provincial Township System.' These townships are similar in layout to the 'Dominion System,' but were surveyed in areas where settlement was anticipated, and without any reference to a particular meridian or latitude. The townships were numbered within the land district in which they were situated. The section shaded on Plate 6 is described as: *"Section 4, Township 13, Range 5 Coast District."*



7. The seventh system is a variation of the 'Provincial Township System.' It was used on a number of islands adjacent to Vancouver Island. The islands were divided into sections, one mile (1.609 km) square, but were not arranged into separate townships. The sections were numbered throughout the island. The island's name was used for identification, in place of a township number. Plate 7, showing Malcolm Island, is an example of this system. The description of the marked section is: *"Section 22, Malcolm Island, Rupert District."*

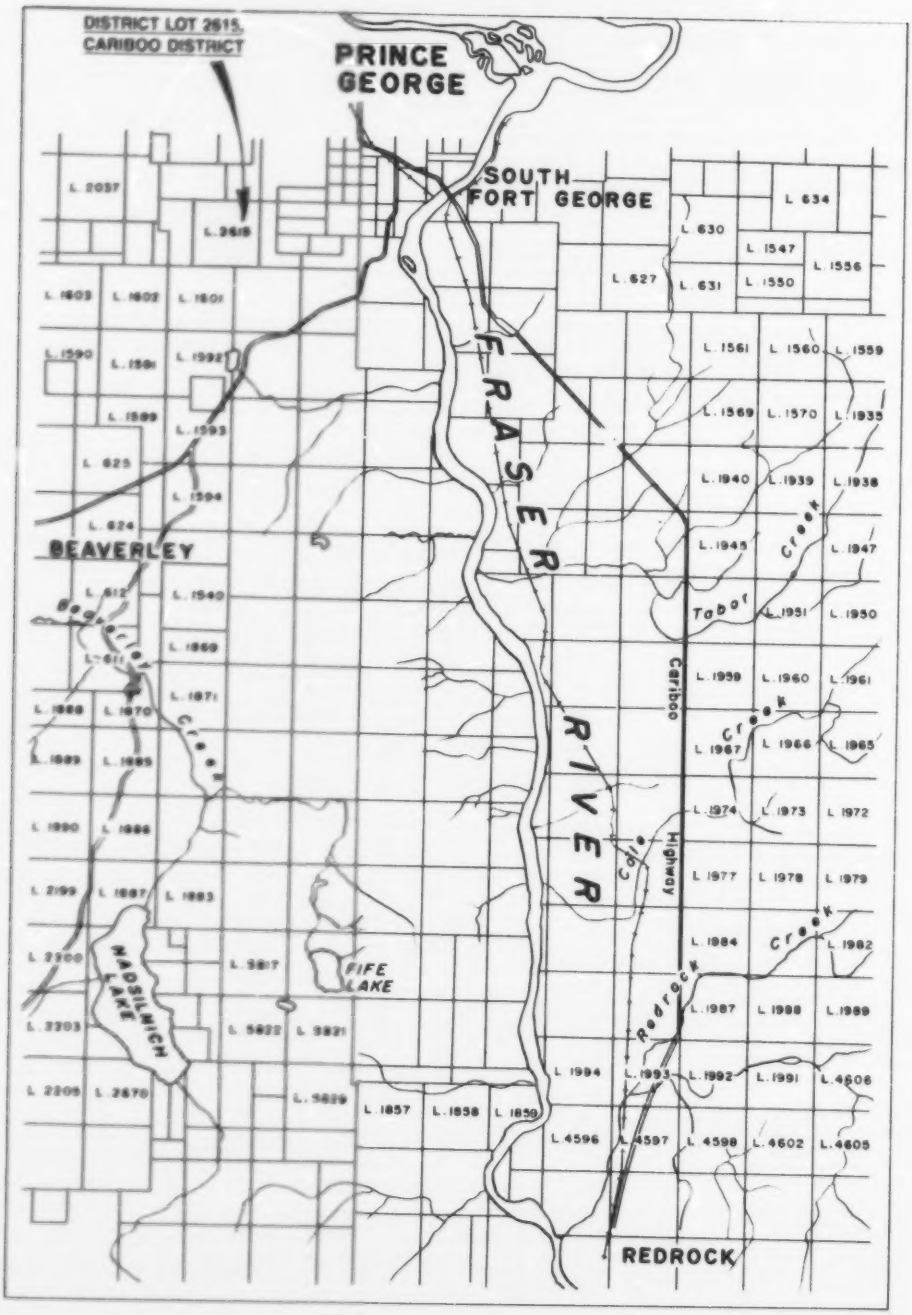
PLATE 7



8. Plate 8 illustrates the standard 'District Lot' system, which has been used in most land districts. The description of an original lot in this system consists of the district lot number and district name.

The shaded lot on Plate 8 is described as: *"District Lot 2615, Cariboo District."*

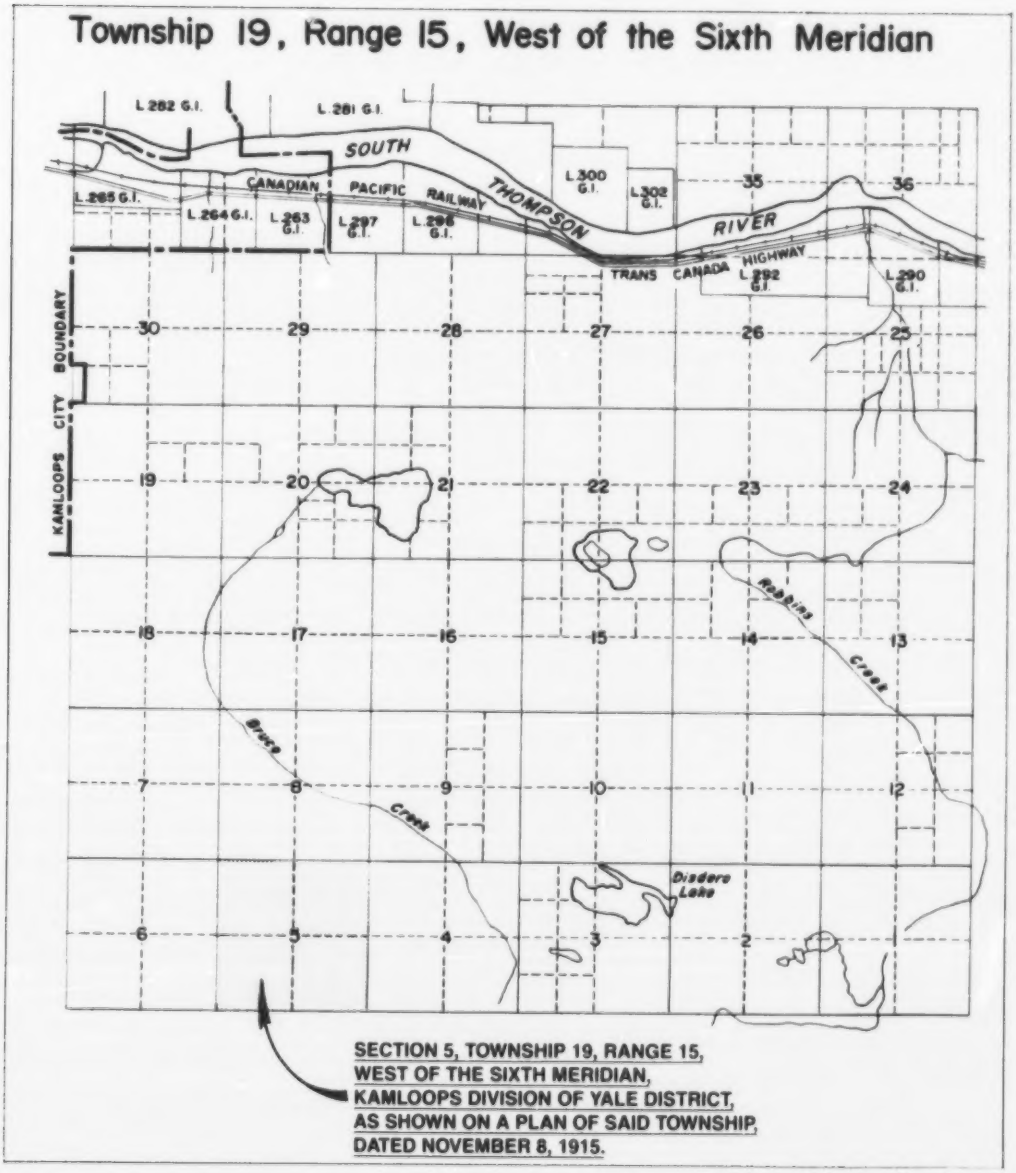
PLATE 8



9. The ninth, and final, system includes several variations of the 'Dominion Township System,' but these variations are mainly concerned with providing road allowances and do not affect the legal descriptions of individual sections. Plate 9 illustrates the first 'Dominion System,' and Plate 9A the third 'Dominion System.'

All townships are identified by a township number (commencing at one on the 49th latitude and increasing northerly), and a range number west of the fifth, sixth or seventh meridian (the fifth meridian is 114 degrees west longitude, the sixth — 118 degrees, and the seventh — 122 degrees.)

PLATE 9



The legal description of a section in the 'Dominion Township System' should be: *"Section 5, Township 19, Range 15, West of the Sixth Meridian, Kamloops Division of Yale District, as shown on a plan of said Township, dated November 8, 1915;"*

OR

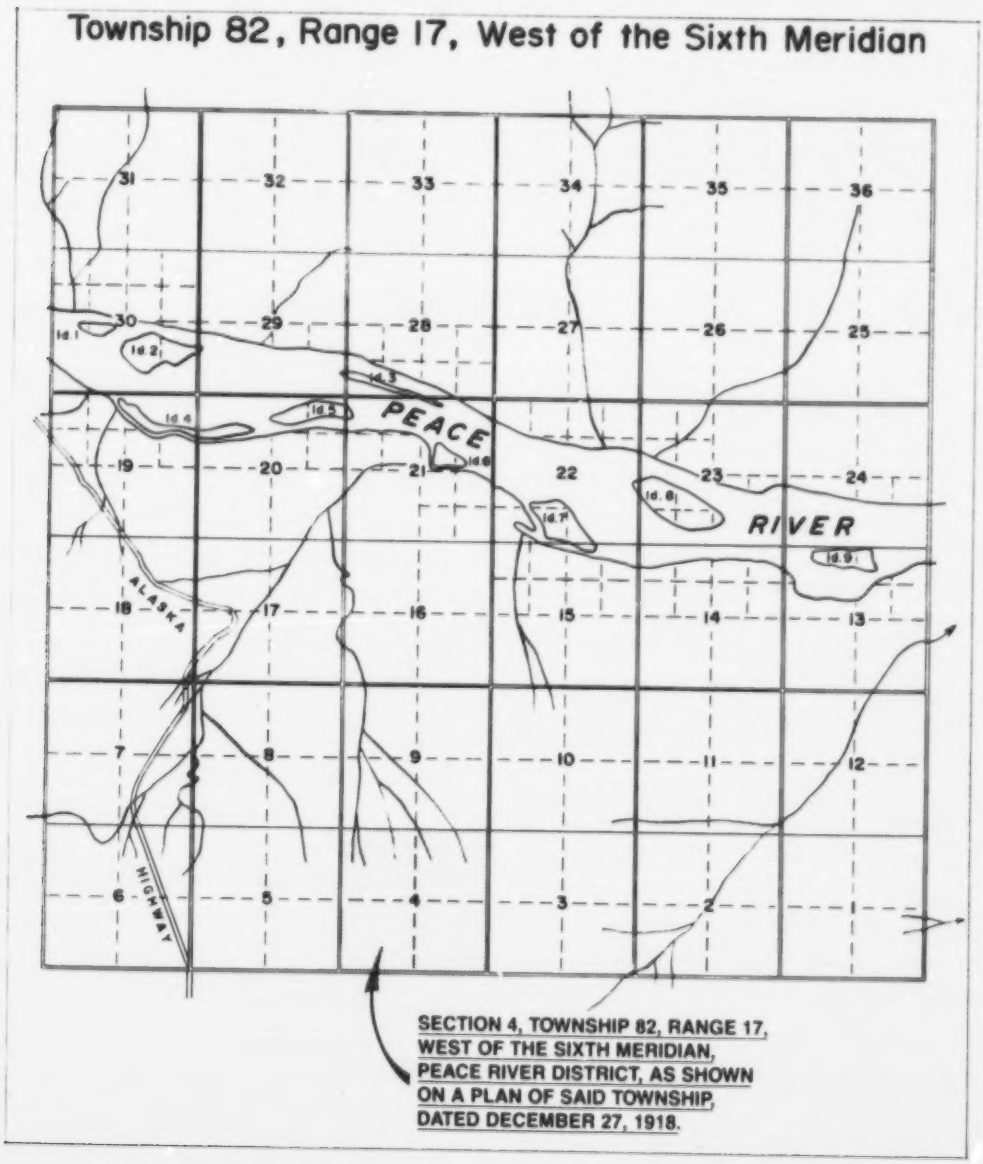
"Section 11, Township 20, Range 14, West of the Sixth Meridian, Kamloops Division of Yale District, as shown on a plan of the Southeast Quarter of said Township, dated October 7, 1919;"

OR

"Section 4, Township 82, Range 17, West of the Sixth Meridian, Peace River District, as shown on a plan of said Township, dated December 27, 1918."

NOTE: The legal description of a provincial township which has been surveyed under the 'Dominion Township System' does not contain the reference to a particular plan.

PLATE 9A



Part II — Descriptions from plans deposited in Land Title Offices

The elements of a description from a Land Title Office subdivision plan are: a lot number (sometimes with a block number), and the designation of the basic parcel being subdivided, together with the plan's deposit number. For example, a lot's description in a subdivision of the basic parcel shown on Plate 1 could be: *"Lot 8 of Section 68, Victoria District, Plan 12615."*

If the subdivision is of an original parcel other than a district lot, the description will reflect that parcel's description. For example, a description of a lot in a subdivision of a quarter section in the 'Dominion Township System' would read: *"Lot _____ of the _____ Quarter of Section _____, Township _____, Range _____, West of the _____ Meridian, _____ District, Plan _____."* (Note that there is no reference to the date of the township plan as in the original grant from the Crown).

Where all or part of a registered plan of subdivision is re-subdivided, and a new plan deposited and registered in the Land Title Office, the description of a lot on the re-subdivision will be in the form of the examples just given, and with the number of the latest re-subdivision plan only given in the description.

NOTE: In the Vancouver Land Title Office the registrar should be consulted before preparing a description from a re-subdivision plan.

Townsites: In several instances in the province, townsites were surveyed and subdivided into small parcels, without any district lot or section designation for the entire area.

In such cases the description of a lot in the subdivision would be as follows, with the townsite name taking the place of the district lot or section: *"Lot 10, Block 27, Townsite of Atlin, Cassiar District, Plan _____."*

Part III — Metes and bounds descriptions which, with concurrence of a registrar, may lead to title

All types of parcels described in Part 1 have, from time to time, been divided into parts by description. In most cases these divisions are into aliquot parts (i.e., equal fractions of the whole, such as halves, quarters or sixteenths).

Description by aliquot parts is considered acceptable where survey posts have been set at the required intervals along the outer boundaries of the original parcel.

For instance, a square lot or section with posts (usually referred to as quarter posts) set at the mid-points of the four sides, may be divided into quarters by description as illustrated in the following: *"The Southeast Quarter of District Lot _____, Cariboo District."*

OR

"The Northwest Quarter of Section _____, Township _____, Range _____, West of the _____ Meridian, _____ District as shown on a plan of said Township dated _____."

In the 'Dominion Township System,' a section may be divided into 16 aliquot parts, i.e., quarters of quarters, known as legal subdivisions, numbered one to 16 starting at the section's southeast corner.

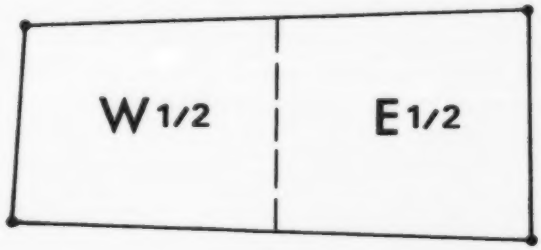
In some cases, 'legal subdivisions' were fully posted at all corners, but in many instances posts were only set where the legal subdivision corners fell on the perimeter of the section being subdivided. In the latter instances, considerable survey work is required to define a "legal subdivision" on the ground, and consequently, alienation of such parcels by description should be carefully considered.

Where it is desired to describe a 'legal subdivision,' it should be: *"Legal Subdivision _____, Section _____, Township _____, Range _____, West of the _____ Meridian, _____ District, as shown on a plan of said Township dated _____."*

Where quarter posts have been set on the four sides of lots or sections, it is permissible to divide such parcels into halves or quarters by description, i.e., east half, west half, south half, northeast quarter, etc.

The practice of dividing surveyed parcels into quarters, halves, etc., without the required survey posting, is discouraged, as it gives rise to many difficulties of interpretation and definition.

An example is a rectangular or square lot lacking the necessary 'quarter' posts, which has been divided into east and west halves by description. On re-survey it is found that the sides are not parallel, as indicated in the original survey, but are in an exaggerated form, as illustrated below.



What is the 'half' of such a lot? Is the division made by a line joining the mid-points of opposite boundaries? In this case the areas of the 'halves' would differ. If the areas are to be identical, then the dividing line could be in any of several positions.

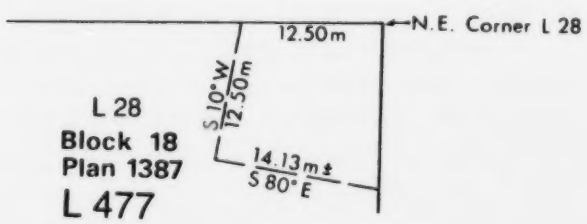
Obviously, if a lot is to be divided as above, the parcels created should not be described as 'halves,' but as that part _____ lying to the east or west of a firmly described line. This line could be described as joining specific points on the opposite boundaries, or as being parallel to the east or west boundary at a specific perpendicular distance from it. This also applies to the north and south 'halves.' In a 'quarter,' a description of the boundaries is required, rather than an aliquot part.

Following are some examples of metes and bounds descriptions of parts of surveyed parcels:

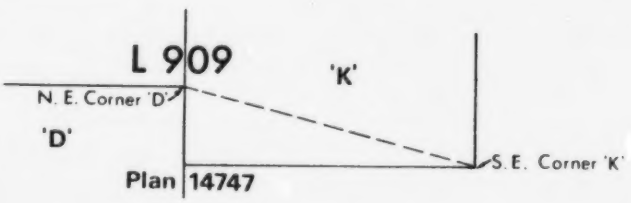
Example: In a surveyed district lot which is 1 000 metres square, containing 100 hectares, it is desired to describe the northwesterly 25 hectares. As stated, if survey monuments were set on the mid-points of the four sides, an acceptable description would be: *"The Northwest Quarter of District Lot _____, _____ District."*

If quarter posts were not set, do not use the above description. The area could be described as: *"That part of District Lot _____, _____ District, more particularly described as follows: Commencing at the northwest corner of said District Lot _____; thence easterly along the northerly boundary of said District Lot _____ a distance of 500 metres; thence southerly and parallel to the westerly boundary of said District Lot a distance of 500 metres; thence westerly and parallel to the said northerly boundary a distance of 500 metres, more or less to the westerly boundary of said District Lot _____; thence northerly along said westerly boundary to the aforesaid northwest corner thereof, being the point of commencement, and containing 25 hectares more or less."*

Example: *"That part of Lot 28, Block 18, District Lot 477, Kootenay District, Plan 1387, described as follows: Commencing at the northeast corner of Lot 28, Block 18, District Lot 477, Kootenay District, Plan 1387; thence westerly along the northerly boundary of said Lot 28 a distance of 12.50 metres; thence S.10W. a distance of 12.50 metres; thence S.80E. a distance of 14.13 metres more or less to the point of intersection with the easterly boundary of said Lot 28; thence northerly along the said easterly boundary of Lot 28 to the aforesaid northeast corner thereof, being the point of commencement."*

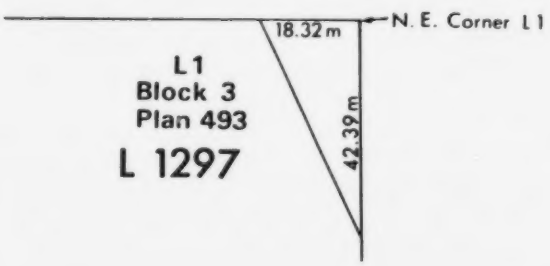


Example: *"That part of Lot K of District Lot 909, Group 1, New Westminster District, Plan 14747, lying southwesterly of a straight boundary drawn between the southeast corner of said Lot K and the northeast corner of Lot D of District Lot 909, Plan 14747."*



Example: *"That part of Lot 4 of Section 2, Range 3, Cranberry District, Plan 7819, lying north of a straight line bisecting the westerly and easterly boundaries of said Lot 4."*

Example: *"That part of Lot 1, Block 3 of District Lot 1297, Lillooet District, Plan 493, lying northeasterly of a straight boundary between points on the northerly and easterly boundaries of said Lot 1, said points lying 18.32 metres and 42.39 metres respectively from the northeast corner of said Lot 1."*



NOTE: The registrar may at any time assign a 'distinguishing letter' (Sec. 66 of the *Land Title Act*) to a parcel where a metes and bounds description was accepted without an explanatory plan or reference plan.

An example of such a description is on Certificate of Title 132697I. *"That part of Block 7, Section 65, Sooke District, Plan 908 described as follows: Commencing at the southwest corner of Block 7, Section 65, Sooke District, Plan 908; thence northerly along the westerly boundary of said Block 7 a distance of 208 feet; thence easterly and parallel to the southerly boundary of said Block 7 a distance of 52.18 feet; thence*

southerly and parallel to the westerly boundary of said Block 7 a distance of 208 feet more or less to the southerly boundary of said Block 7; thence westerly along the said southerly boundary to the aforesaid southwest corner thereof being the point of commencement, to which the registrar has assigned the distinguishing letter 'A'."

From here on, the description of the parcel will be: *"Parcel 'A' (D.D. 132697I) of Block 7, Section 65, Sooke District, Plan 908."*

The document number which creates the 'distinguishing letter' becomes an inseparable part of the description and must always follow the 'distinguishing letter.'

Example: *"That part of Lot A of District Lot 149, Cassiar District, Plan 5112 lying to the west of a straight boundary drawn parallel to and perpendicularly distant 46.52 metres easterly from the westerly boundary of said Lot A."*

If, in the future, the remainder of Lot A is conveyed, the description should be by exception of the above described parcel to eliminate any doubt as to whether or not a residue was left within the said Lot A.

The description should be: *"Lot A of District Lot 149, Cassiar District, Plan 5112 except that part lying to the west of a straight boundary drawn parallel to and perpendicularly distant 46.52 metres easterly from the westerly boundary of said Lot A."*

Example: *"That part of Lot 15, Block 1 of District Lot 162, Group 1, New Westminster District, Plan 8694 lying southeasterly of a straight boundary drawn between the southwest corner and northeast corner of said Lot 15."*

Part IV — Metes and bounds descriptions of large tracts of land for administrative purposes, and not usually for transfer of title

General conditions to be applied when writing this type of description:

- The choice of the commencement point is important. Make it definite and easy to identify.
- Follow lot boundaries in descriptions of areas for administrative purposes. Do not divide lots into separate administrative areas.
- Make a choice between a clockwise or anti-clockwise direction for the description, as one may be easier and less complicated than the other, particularly with reference to river banks (i.e., left bank or right bank facing downstream).
- In following natural boundaries, middle lines of bodies of water, or heights of land, determine the general direction of the described line and use the phrase "thence in a general (e.g., northerly) direction . . ."
- A description by 'metes and bounds' consists of a series of identified 'points' connected by 'courses,' the points and courses being clearly and easily identified without possibility of ambiguity.

A. Selecting points on the perimeter

Some points are 'established' by survey or topography. Others (referred to later as 'related points') can only be described in relation to established points.

Examples of established points:

1. Corners of lots, sections, quarters of lots, quarters of sections, quarters of quarters of lots and sections, etc. (This includes ***Land Act*** surveys and ***Land Title Act*** surveys.)
2. Monuments set on other surveys such as rights-of-way.
3. Geodetic survey monuments, triangulation survey monuments, points of summit.
4. Points of intersection of natural boundaries of creeks, rivers, lakes, inlets, etc., with each other or with surveyed boundaries.
5. Most northerly, southerly, easterly or westerly points on natural boundaries of small lakes, small islands, headlands or peninsulas.
6. Points of intersection of middle lines of creeks, rivers, bays, channels, inlets, etc., with each other or with the prolongation of their middle line.
7. Points of intersections of prolongations of surveyed boundaries with middle lines of creeks, rivers, lakes or other waters or with their natural boundaries or with watershed boundaries.
8. Points of intersections of prolongations of surveyed boundaries with other surveyed boundaries or their prolongations.
9. Points of intersection of watershed boundaries.

Common ways to describe these points are:

Points referred to in A1:

(a) *"The northwest corner of District Lot 3671, Cariboo District."*

(b) *"The southeast corner of the Northwest Quarter of District Lot 1718, Kootenay District."*

(c) *"The southwest corner of the Northeast Quarter of the Southeast Quarter of Section 17, Township 12, Range 19, West of the Sixth Meridian, Kamloops Division of Yale District."*

(d) *"The northeast corner of Lot 17 of District Lot 4548, Lillooet District, Plan 12248."*

Points referred to in A2:

(a) *"Monument No. 5 as shown on plan of survey of the C.P.R. Right-of-Way, Plan 9847 on file in the Land Title Office, Nelson."*

(b) *"The point of intersection of the westerly boundary of District Lot 618, Cariboo District with the northwesterly limit of the Highway Right-of-Way, Plan H709."*

Points referred to in A3:

Geodetic stations and triangulation stations are known by name or number and are described as such.

Summits are described as the mountain's name.

Points referred to in A4:

(a) *"The point of intersection of the natural boundary of Chilcotin River on the right bank thereof with the natural boundary of Chilcotin lake on the northerly shore thereof."*

(b) *"The point of intersection of the natural boundary of Holden Creek on the left bank thereof with the natural boundary of Kingcome Inlet on the northerly shore thereof."*

(c) *"The point of intersection of the natural boundary of Queen Charlotte Strait with the natural boundary of an unnamed creek on the left bank thereof, said unnamed creek flowing southerly into Queen Charlotte Strait at a point 1,650 metres more or less due east 360 metres more or less due south of the southeast corner of District Lot 237, Range 2 Coast District."*

Points referred to in A5:

(a) *"The most northerly point on the natural boundary of Leonora Lake."*

(b) *"The most easterly point on the natural boundary of Cabbage Island."*

(c) *"The most westerly point on the natural boundary of the most westerly of Java Islets."*

Points referred to in A6:

(a) *"The point of intersection of the southeasterly prolongation of the middle line of Cedar Creek with the middle line of Elk River."*

(b) *"The point of intersection of the southwesterly prolongation of the middle line of Active Pass with the middle line of Trincomali Channel."*

Points referred to in A7:

(a) *"The point of intersection of the southerly prolongation of the westerly boundary of District Lot 3187, Osoyoos Division of Yale District, with the middle line of Okanagan Lake."*

(b) *"The point of intersection of the westerly prolongation of the northerly boundary of District Lot 489, Osoyoos Division of Yale District, with the easterly boundary of the watershed of McDougall Creek."*

(c) *"The point of intersection of the easterly prolongation of the southerly boundary of District Lot 12129, Cariboo District, with the natural boundary of Narcosli Creek on the left bank thereof."*

Points referred to in A8:

(a) *"The point of intersection of the easterly prolongation of the southerly boundary of District Lot 6150 with the southerly prolongation of the westerly boundary of District Lot 9707, Cariboo District." (This description is to be used only if lot boundaries and or prolongations are not part of the perimeter being described.)*

Points referred to in A9 will be described under "Courses" (B4).

Related Points:

In some instances selected points do not fall within the previously described categories. Here are some examples:

A boundary may be followed to a point of which the X and Y coordinates are described in relation to a

point as in Al to A9. (e.g., *"a point on the shore of ..... Lake ..... metres (e.g., South) and ..... metres (e.g., West) of the (e.g., S.W.) corner of District Lot ....., ... District."*)

OR

a point lying due west (use any cardinal bearing applicable) of a point as in Al to A9.

OR

to a point lying (e.g.) S.23E. a distance of (e.g.) 1,686 metres from a point as in A1 to A9.

OR

a point on a straight line between Triangulation Stations 'Black' and 'Red', said point being at a distance of 832.12 metres from said Station 'Black'. (Any combination of two points as in A1 to A9 may be used.)

OR

the point of intersection of a straight line (unsurveyed line on any bearing) with surveyed boundaries, middle lines or natural boundaries of waters and watershed boundaries.

B. Courses

The perimeter boundary consists of a number of courses connecting the selected points.

The courses may follow:

1. Surveyed boundaries and their prolongations.
2. Natural boundaries of creeks, rivers, lakes, channels, bays, inlets, etc.
3. Middle lines of creeks, rivers, inlets, etc.
4. Heights of land, usually described as boundaries of watersheds.
5. Straight lines from point-to-point or a straight line on a given bearing to an intersection with another boundary.

Here are some examples of course descriptions:

As referred to in B1:

(a) *"Thence northerly along the westerly boundary of District Lot 171, Group 2, New Westminster to the northwest corner thereof."*

(b) *"Thence easterly along the northerly boundaries of District Lots 3067, 3072, 1143, 992 and 1197, Lillooet District to the northeast corner of said District Lot 1197."*

(c) *"Thence southerly and westerly along the easterly and southerly boundaries of District Lot 8642, Cariboo District to the southwest corner thereof."*

(d) *"Thence easterly along the southerly boundary of District Lot 9528 and the easterly prolongation thereof to the point of intersection with the westerly boundary of District Lot 6142, Cariboo District."*

As referred to in B2:

(a) *"Thence in a general easterly direction along the natural boundary of Cabin Creek on the right bank thereof to the point of intersection with the natural boundary of the Fraser River on the right bank thereof."*

As referred to in B3:

(a) *"Thence in a general southeasterly direction along the middle line of Westfall Creek and the prolongation thereof to the point of intersection with the middle line of Duncan River."*

As referred to in B4:

(a) *"Thence in a general northerly direction along the westerly boundary of the watershed of Cedar Creek to the intersection with the southerly boundary of the watershed of Bear Creek."* (Point of intersection is point named in A9.)

(b) *"Thence in a general easterly direction along the southerly boundary of the watershed of Baker Creek to a point lying due north of the northeast corner of District Lot 3913, Cariboo District."*

(c) *"Thence in a general southeasterly direction along the westerly boundary of the watershed of Swift River to a point lying due west of the most southerly point of an unnamed lake, said point lying 1 150 metres more or less due west and 61 metres more or less due north of the northwest corner of Block A of District Lot 1235, Cariboo District."*

As referred to in B5:

(a) *"Thence northeasterly in a straight line to the southeast corner of District Lot 11789, Kootenay District."*

(b) *"Thence southwesterly in a straight line to a point on the middle line of Fitz Hugh Sound, said point lying due west of the northwest corner of Distict Lot 716, Range 2 Coast District."*

(c) *"Thence S.45° W. to the point of intersection with the natural boundary of Quesnel River on the left bank thereof."*

(d) *"Thence N.30° E. to a point lying due west of the northwest corner of District Lot 18, Range 2 Coast District."*

(e) *"Thence N.80° E. to the point of intersection with the middle line of Cowichan River."*

Examples of metes and bounds descriptions of various administrative districts are obtainable from the Survey Control Section.

Part V — Descriptions of mineral claims and 2 post claims

The descriptions used for disposition of mineral or surface rights vary according to the type of disposition, and also as to whether the Mineral Claim or 2 Post Claim is partly or wholly covered by a ***Land Act*** survey.

Following are examples of descriptions of Mineral Claims and 2 Post Claims as defined in the ***Mineral Act***.

A. Undersurface (mineral) rights

1. *"The S.J., 2 Post Claim, surveyed as District Lot 1036, Kootenay District."*
2. *"The War Eagle Mineral Claim, surveyed as District Lot 2022, Cariboo District."*
3. Where a group of claims has been surveyed by perimeter survey. e.g.: *"The S.J.1, S.J.2, S.J.3, S.J.4 and S.J.5, 2 Post Claims, surveyed as District Lot 1037, Kootenay District."*

B. Part of the undersurface

— (when a 2 Post Claim or Mineral Claim survey is partially covered by a ***Land Act*** survey)

1. *"That part of the S.J.6, 2 Post Claim, surveyed as District Lot 1038, Kootenay District, lying within (or not within) the boundaries of District Lot ..... (or Section ....., etc.,) of said District."*
2. *"That part of the War Eagle Mineral Claim, surveyed as District Lot 2022, Cariboo District, lying within (or not within) the boundaries of District Lot ..... (or Section ....., etc.,) of said District."*
3. *"Those portions of S.J.7, S.J.8, and S.J.9, 2 Post Claims, surveyed as District Lot 1039, Kootenay District, lying within (or not within) the boundaries of District Lot ..... (or Section ....., etc.,) of said District."*

C. Surface rights

1. *"The surface of S.J., 2 Post Claim, surveyed as District Lot 1036, Kootenay District."*
2. *"The surface of War Eagle Mineral Claim surveyed as District Lot 2022, Cariboo District."*
3. *"That part of the surface of the S.J.6, 2 Post Claim, surveyed as District Lot 1038, Kootenay District, lying within (or not within) the boundaries of District Lot ..... (or Section ..... etc.,) of said District."*
4. *"That part of the surface of War Eagle Mineral Claim surveyed as District Lot 2022, Cariboo District."*
5. *"Those portions of the surface of S.J.7, S.J.8 and S.J.9, 2 Post Claims, surveyed as District Lot 1039, Kootenay District, and lying within (or not within) the boundaries of District Lot ..... (or Section .....etc.,) of said District."*
6. *"That part of the surface of the War Eagle Mineral Claim surveyed as District Lot 2022, Cariboo District and lying within (or not within) the boundaries of District Lot ..... (or Section ..... etc.,) of said District."*

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